Australian Bureau of Statistics

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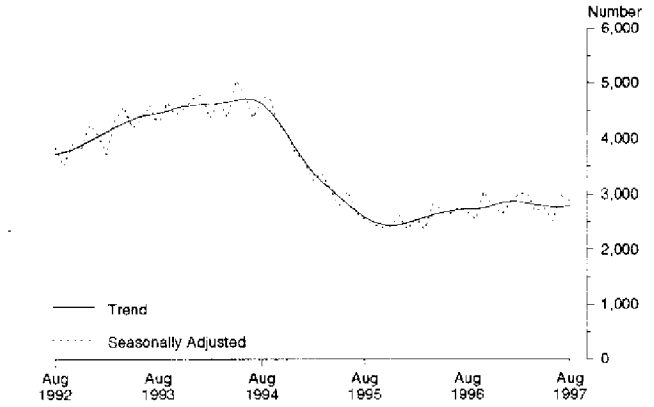
BUILDING APPROVALS, QUEENSLAND, AUGUST 1997

MAIN FEATURES

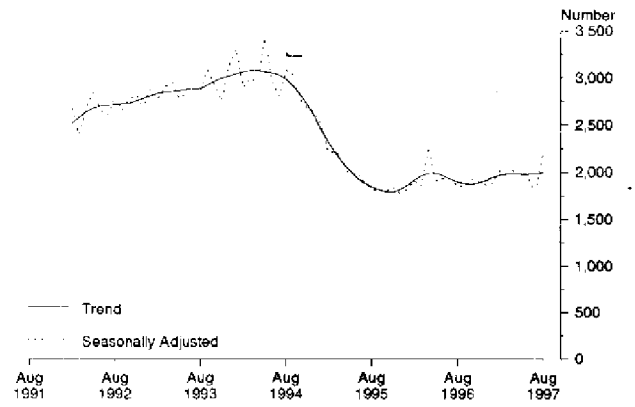
NUMBER OF DWELLING UNITS APPROVED

	August 1996	*July 1997*	*August 1997*	*August 1996 to August 1997 change*	*July 1997 to August 1997 change*
Original series	2,925	3,363	3,122	6.7%	–7.2%
Seasonally adjusted	2,667	2,977	2,882	8.1%	–3.2%
Trend estimate	2,728	2,781	2,792	2.3%	0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The number of dwelling units approved in August fell by 7.2% to 3,122 with new houses accounting for 2,304 and new other residential dwelling units accounting for 745.
- The trend for the number of dwellings approved rose slightly (0.4%) and is 2.3% higher than August 1996. This growth will continue unless the seasonally adjusted estimate for September falls by more than 9%.
- The trend for private sector houses approved has also risen slightly to be 0.4% higher than last month and is 5.3% higher than a year ago. The growth will be maintained unless the seasonally adjusted estimate for September falls by more than 14% (more than twice the average monthly movement).
- The value of new residential building approved was $304.1 million with the Brisbane Statistical Division accounting for $111.1 million (36.5%) of this total.

Non-residential building

- The value of non-residential building approved for August was $293.6 million. Health accounted for $121.3 million, with work at Prince Charles Hospital being the most significant contributor to this category. Other business premises, with $43.2 million, Shops, with $37.3 million, and Education, with $36.2 million were the next largest contributors.
- There were 8 building jobs valued at $5 million and over and 31 building jobs valued between $1 million and $5 million.

Total building

- The value of total building approved in August was $625.1 million. This is a fall of 29.6% from July, however, it is still the second highest monthly figure since June 1995.

INQUIRIES

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RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months March to August 1997.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (September 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in September 1997, the trend estimate for that month would be 2,146, a movement of 2.9%. The movements in the trend estimates for June, July and August which are currently estimated to be –0.1%, 0.3% and 0.4% respectively, would be revised to 0.8%, 1.9% and 2.6%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in September 1997 would produce a trend estimate for September of 2,042, a movement of 1.3%, with the movements in the trend estimates for June, July and August being revised to 0.1%, 0.6% and 1.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if September 1997 seasonally adjusted estimate is up 6% on August 1997*		*Revised trend estimate if September 1997 seasonally adjusted estimate is down 6% on August 1997*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
March	1,983	0.7	1,977	0.4	1,982	0.6
April	1,986	0.2	1,976	–0.1	1,984	0.1
May	1,983	–0.2	1,978	0.1	1,982	–0.1
June	1,981	–0.1	1,994	0.8	1,983	0.1
July	1,987	0.3	2,032	1.9	1,995	0.6
August	1,994	0.4	2,084	2.6	2,016	1.0
September	n.y.a.	n.y.a.	2,146	2.9	2,042	1.3

TOTAL NUMBER OF DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if September 1997 seasonally adjusted estimate is up 7% on August 1997*		*Revised trend estimate if September 1997 seasonally adjusted estimate is down 7% on August 1997*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1997—						
March	2,843	–0.9	2,838	–1.1	2,846	0.8
April	2,815	–1.0	2,805	–1.2	2,819	1.0
May	2,791	–0.9	2,787	–0.7	2,793	–0.9
June	2,778	–0.5	2,789	0.1	2,772	–0.8
July	2,781	0.1	2,824	1.3	2,767	–0.2
August	2,792	0.4	2,877	1.9	2,769	0.1
September	n.y.a.	n.y.a.	2,939	2.2	2,777	0.3

TABLE 1 — DWELLING UNITS APPROVED

Period	*New houses*			*New other residential buildings*			*Conversions, etc.*	*Total (a)*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*		*Private sector*	*Public sector*	*Total*
BRISBANE STATISTICAL DIVISION										
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1996-97	10,210	143	10,353	3,814	484	4,298	149	14,173	627	14,800
1996-97 July-August	1,812	25	1,837	554	56	610	2	2,368	81	2,449
1997-98 July-August	1,905	5	1,910	851	—	851	377	3,133	5	3,138
1996—										
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264	..	1,090	56	1,146
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
June	831	11	842	311	50	361	1	1,143	61	1,204
July	967	2	969	653	—	653	311	1,931	2	1,933
August	938	3	941	198	—	198	66	1,202	3	1,205
QUEENSLAND										
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1996-97	23,104	429	23,533	8,506	782	9,288	265	31,853	1,233	33,086
1996-97 July-August	4,186	65	4,251	1,535	113	1,648	37	5,758	178	5,936
1997-98 July-August	4,376	32	4,408	1,669	17	1,686	391	6,436	49	6,485
1996—										
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997—										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014
June	1,880	57	1,937	546	56	602	7	2,433	113	2,546
July	2,094	10	2,104	941	—	941	318	3,353	10	3,363
August	2,282	22	2,304	728	17	745	73	3,083	39	3,122

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes.

TABLE 2 — VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
BRISBANE STATISTICAL DIVISION														
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97														
July-August	190.2	2.6	192.8	39.3	4.8	44.1	229.5	7.4	236.9	25.9	128.3	193.9	383.7	456.8
1997-98														
July-August	200.6	0.4	201.0	96.6	—	96.6	297.2	0.4	297.7	26.1	165.1	557.7	488.2	881.4
1996—														
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	·	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	·	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
July	102.1	0.2	102.3	84.2	—	84.2	186.3	0.2	186.5	12.0	110.6	350.6	308.9	549.1
August	98.5	0.2	98.7	12.4	—	12.4	111.0	0.2	111.1	14.1	54.4	207.0	179.3	332.3
QUEENSLAND														
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
1996-97														
July-August	435.7	7.3	443.0	128.4	8.6	137.0	564.2	15.9	580.1	53.1	240.2	422.5	856.9	1,055.7
1997-98														
July-August	470.1	4.1	474.1	158.9	1.5	160.5	629.0	5.6	634.6	49.8	345.2	828.7	1,023.6	1,513.1
1996—														
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1
July	223.3	1.3	224.5	106.0	—	106.0	329.3	1.3	330.5	22.3	219.6	535.1	571.0	888.0
August	246.8	2.8	249.6	53.0	1.5	54.5	299.7	4.3	304.1	27.5	125.6	293.6	452.6	625.1

TABLE 3 — NUMBER OF DWELLING UNITS (a) APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (b)

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1996—								
June	1,936	1,964	1,937	1,996	2,647	2,639	2,652	2,697
July	1,931	1,928	1,974	1,967	2,705	2,641	2,769	2,719
August	1,854	1,894	1,943	1,938	2,511	2,626	2,667	2,728
September	1,846	1,873	1,881	1,918	2,445	2,612	2,546	2,738
October	1,928	1,871	1,972	1,912	2,899	2,620	3,051	2,762
November	1,898	1,886	1,926	1,922	2,601	2,656	2,808	2,803
December	1,865	1,908	1,882	1,940	2,560	2,705	2,637	2,846
1997—								
January	1,887	1,943	1,915	1,973	2,716	2,741	2,839	2,871
February	2,018	1,970	2,060	2,002	2,857	2,751	3,001	2,868
March	2,020	1,983	2,063	2,017	2,925	2,741	3,033	2,843
April	2,006	1,986	2,040	2,020	2,632	2,729	2,694	2,815
May	2,028	1,983	2,058	2,016	2,668	2,721	2,762	2,791
June	1,933	1,981	1,961	2,013	2,482	2,724	2,524	2,778
July	1,789	1,987	1,811	2,018	2,954	2,741	2,977	2,781
August	2,201	1,994	2,244	2,025	2,842	2,765	2,882	2,792

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

TABLE 4 — VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES(a)
($ million)

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses		*Other residential buildings*	*Total*		*Private sector*	*Total*	*Private sector*	*Total*
Period	*Private sector*	*Total*							
1994-95	2,500.6	2,544.5	1,114.1	3,658.6	211.8	1,543.9	2,028.0	5,288.4	5,898.5
1995-96	1,901.7	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,482.7	5,039.2
1996-97	2,056.9	2,096.7	751.8	2,848.5	234.8	1,486.9	2,127.8	4,480.2	5,211.1
1996—									
Mar. qtr	433.2	442.3	104.3	546.6	47.6	436.6	480.8	1,014.1	1,074.9
June qtr	507.6	514.9	244.4	759.3	51.4	489.4	582.4	1,287.9	1,393.0
Sept. qtr	549.4	557.8	177.4	735.3	67.4	432.5	654.2	1,215.3	1,456.9
Dec. qtr	510.8	518.4	224.6	743.0	56.9	433.2	575.6	1,209.6	1,375.5
1997—									
Mar. qtr	451.8	461.6	196.1	657.8	45.1	350.8	459.7	1,028.2	1,162.6
June qtr	544.9	558.8	153.7	712.4	65.4	270.4	438.3	1,027.1	1,216.1

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	*1995-96*	*1996-97*	*July-August*		*1997*		
			1996-97	*1997-98*	*June*	*July*	*August*
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	435.7	470.1	194.8	223.3	246.8
New other residential buildings	626.5	716.7	128.4	158.9	36.6	106.0	53.0
Total new residential building	*2,819.3*	*3,083.4*	*564.2*	*629.0*	*231.4*	*329.3*	*299.7*
Alterations and additions to residential buildings	247.7	268.4	52.6	49.3	19.5	22.1	27.3
Hotels, etc.	232.3	291.7	6.1	42.3	27.2	37.7	4.5
Shops	511.8	507.1	105.7	90.3	32.0	53.4	37.0
Factories	251.7	128.2	15.0	34.7	5.9	21.6	13.1
Offices	186.3	130.0	22.7	15.4	8.7	4.6	10.8
Other business premises	261.9	185.9	29.1	84.7	8.9	58.8	25.9
Educational	68.0	80.5	19.5	39.0	6.0	30.6	8.4
Religious	13.5	7.9	1.7	0.8	0.1	0.4	0.4
Health	89.8	84.2	8.5	10.6	3.7	1.3	9.3
Entertainment and recreational	97.2	112.0	20.5	22.0	3.8	8.8	13.2
Miscellaneous	95.3	40.5	11.4	5.4	2.4	2.5	3.0
Total non-residential building	*1,807.9*	*1,568.0*	*240.2*	*345.2*	*98.7*	*219.6*	*125.6*
Total	**4,874.9**	**4,919.9**	**856.9**	**1,023.6**	**349.5**	**571.0**	**452.6**
PUBLIC SECTOR							
New houses	34.2	45.8	7.3	4.1	7.5	1.3	2.8
New other residential buildings	38.0	62.5	8.6	1.5	4.9	—	1.5
Total new residential building	*72.2*	*108.3*	*15.9*	*5.6*	*12.4*	*1.3*	*4.3*
Alterations and additions to residential buildings	2.2	1.7	0.5	0.5	0.1	0.3	0.2
Hotels, etc.	2.1	0.1	—	—	—	—	—
Shops	4.0	8.0	0.1	0.5	0.2	0.2	0.3
Factories	5.7	6.0	0.2	0.6	—	—	0.6
Offices	27.5	78.5	8.0	9.4	8.4	2.8	6.6
Other business premises	94.5	135.9	77.3	18.6	8.6	1.3	17.3
Educational	162.3	201.4	43.3	61.3	8.8	33.5	27.8
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	0.3	384.1	3.0	272.1	112.0
Entertainment and recreational	73.3	32.8	17.0	4.5	0.3	1.7	2.8
Miscellaneous	87.8	129.8	36.0	4.4	0.6	3.8	0.6
Total non-residential building	*518.2*	*675.9*	*182.4*	*483.5*	*30.0*	*315.5*	*168.0*
Total	**592.5**	**785.9**	**198.8**	**489.6**	**42.6**	**317.0**	**172.5**
TOTAL							
New houses	2,227.1	2,412.5	443.0	474.1	202.3	224.5	249.6
New other residential buildings	664.4	779.2	137.0	160.5	41.5	106.0	54.5
Total new residential building	*2,891.5*	*3,191.7*	*580.1*	*634.6*	*243.8*	*330.5*	*304.1*
Alterations and additions to residential buildings	249.9	270.1	53.1	49.8	19.6	22.3	27.5
Hotels, etc.	234.5	291.8	6.1	42.3	27.2	37.7	4.5
Shops	515.8	515.1	105.8	90.9	32.2	53.6	37.3
Factories	257.4	134.2	15.2	35.3	5.9	21.6	13.7
Offices	213.8	208.5	30.8	24.8	17.1	7.5	17.4
Other business premises	356.4	321.7	106.5	103.3	17.4	60.1	43.2
Educational	230.3	282.0	62.8	100.3	14.8	64.1	36.2
Religious	13.9	7.9	1.7	0.8	0.1	0.4	0.4
Health	150.3	167.7	8.8	394.7	6.7	273.4	121.3
Entertainment and recreational	170.5	144.8	37.5	26.6	4.1	10.5	16.0
Miscellaneous	183.1	170.3	47.4	9.9	3.0	6.3	3.6
Total non-residential building	*2,326.0*	*2,244.0*	*422.5*	*828.7*	*128.7*	*535.1*	*293.6*
Total	**5,467.4**	**5,705.8**	**1,055.7**	**1,513.1**	**392.1**	**888.0**	**625.1**

TABLE 6 — NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	*$50,000 to less than $200,000*		*$200,000 to less than $500,000*		*$500,000 to less than $1m*		*$1m to less than $5m*		*$5m and over*		*Total*	
	No.	*Value ($m)*	*No.*	*Value ($m)*	*No.*	*Value ($m)*	*No.*	*Value ($m)*	*No.*	*Value ($m)*	*No.*	*Value ($m)*
HOTELS, ETC.												
1997 — June	2	0.3	2	0.5	6	4.0	4	7.6	1	14.8	15	27.2
July	4	0.5	1	0.2	4	2.8	1	1.2	2	33.0	12	37.7
August	5	0.4	2	0.5	1	0.5	2	3.1	—	—	10	4.5
SHOPS												
1997 — June	36	3.2	14	4.5	4	3.0	4	9.0	1	12.5	59	32.2
July	69	6.7	24	7.0	7	5.0	2	2.9	2	32.0	104	53.6
August	91	8.4	22	6.0	15	10.6	6	7.3	1	5.0	135	37.3
FACTORIES												
1997 — June	6	0.6	6	2.1	1	0.9	2	2.3	—	—	15	5.9
July	16	1.9	10	3.2	5	3.8	7	12.7	—	—	38	21.6
August	21	2.1	16	5.4	6	4.0	1	2.2	—		44	13.7
OFFICES												
1997 — June	26	2.7	10	3.4	5	3.4	1	2.6	1	5.0	43	17.1
July	14	1.3	7	2.4	6	3.8	—	—	—	—	27	7.5
August	33	3.3	5	1.4	6	3.9	3	8.7	—	—	47	17.4
OTHER BUSINESS PREMISES												
1997 — June	21	2.1	17	5.5	3	2.2	1	1.0	1	6.7	43	17.4
July	26	2.4	21	6.5	8	5.1	6	16.8	4	29.3	65	60.1
August	15	1.4	18	5.7	10	6.7	4	8.3	3	21.2	50	43.2
EDUCATIONAL												
1997 — June	5	0.8	6	1.9	2	1.5	5	10.7	—	—	18	14.8
July	7	0.8	9	2.8	7	5.0	6	17.6	4	37.9	33	64.1
August	12	1.2	12	3.8	4	2.7	6	11.9	2	16.5	36	36.2
RELIGIOUS												
1997 — June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
August	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
HEALTH												
1997 — June	2	0.2	1	0.2	1	0.8	2	5.5	—	—	6	6.7
July	5	0.5	1	0.3	2	1.7	1	1.0	2	270.0	11	273.4
August	3	0.3	2	0.5	1	0.9	5	12.5	1	107.0	12	121.3
ENTERTAINMENT AND RECREATIONAL												
1997 — June	10	0.9	5	1.5	1	0.7	1	1.0	—	—	17	4.1
July	6	0.6	—	—	1	0.7	4	9.3	—	—	11	10.5
August	4	0.4	4	1.0	1	0.6	4	8.1	1	6.0	14	16.0
MISCELLANEOUS												
1997 — June	9	0.8	8	2.2	—	—	—	—	—	—	17	3.0
July	12	1.4	8	2.2	4	2.7	—	—	—	—	24	6.3
August	5	0.5	5	1.6	2	1.5	—	—	—	—	12	3.6
TOTAL NON-RESIDENTIAL BUILDING												
1997 — June	118	11.8	69	21.7	23	16.5	20	39.7	4	39.0	234	128.7
July	160	16.1	82	24.8	44	30.5	27	61.5	14	402.2	327	535.1
August	191	18.3	87	26.2	46	31.3	31	62.1	8	155.6	363	293.6

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, AUGUST 1997

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total new other residential building	Total new residential building
					NUMBER OF DWELLING UNITS					
Brisbane	941	14	55	69	92	37	—	129	198	1,139
Moreton	668	120	111	231	67	38	48	153	384	1,052
Wide Bay-Burnett	141	2	4	6	4	—	—	4	10	151
Darling Downs	72	4	—	4	6	—	—	6	10	82
South West	7	—	—	—	—	—	—	—	—	7
Fitzroy	102	4	—	4	—	—	—	—	4	106
Central West	—	—	—	—	8	—	—	8	8	8
Mackay	97	—	10	10	12	—	—	12	22	119
Northern	143	4	49	53	6	—	—	6	59	202
Far North	129	6	—	6	12	32	—	44	50	179
North West	4	—	—	—	—	—	—	—	—	4
Queensland	**2,304**	**154**	**229**	**383**	**207**	**107**	**48**	**362**	**745**	**3,049**
					VALUE ($'000)					
Brisbane	98,742	1,151	3,399	4,550	5,175	2,680	—	7,855	12,405	111,147
Moreton	77,135	7,034	7,272	14,306	6,326	3,110	4,975	14,411	28,717	105,852
Wide Bay-Burnett	12,405	170	180	350	180	—	—	180	530	12,935
Darling Downs	7,776	379	—	379	702	—	—	702	1,081	8,857
South West	625	—	—	—	—	—	—	—	—	625
Fitzroy	10,358	254	—	254	—	—	—	—	254	10,612
Central West	—	—	—	—	500	—	—	500	500	500
Mackay	12,376	—	823	823	732	—	—	732	1,555	13,931
Northern	15,311	242	4,000	4,242	380	—	—	380	4,622	19,933
Far North	14,541	566	—	566	750	3,500	—	4,250	4,816	19,356
North West	334	—	—	—	—	—	—	—	—	334
Queensland	**249,605**	**9,796**	**15,674**	**25,470**	**14,745**	**9,290**	**4,975**	**29,010**	**54,479**	**304,084**

(a) Excluding *Conversions, etc.*

TABLE 8 — NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1996-97	2,005	17,506	1,822	816	1,384	23,533
1996-97 July-August	791	2,715	346	130	269	4,251
1997-98 July-August	188	3,535	356	136	193	4,408
1996—						
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107
June	66	1,519	145	88	119	1,937
July	95	1,679	159	77	94	2,104
August	93	1,856	197	59	99	2,304

(a) Excluding *Conversions, etc.* (b) Including bricks or blocks of clay, concrete or calcium silicate. (c) Including concrete poured on site, prefabricated steel-reinforced concrete and stone.

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, AUGUST 1997

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
	Houses		Other residential buildings		Total				
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)			
STATISTICAL DIVISION									
Brisbane	941	98,742	198	12,405	1,139	111,147	14,115	207,028	332,291
Moreton	668	77,135	384	28,717	1,052	105,852	5,898	23,339	135,090
Wide Bay-Burnett	141	12,405	10	530	151	12,935	692	4,422	18,050
Darling Downs	72	7,776	10	1,081	82	8,857	1,490	6,704	17,051
South West	7	625	—	—	7	625	66	2,550	3,241
Fitzroy	102	10,358	4	254	106	10,612	799	3,173	14,584
Central West	—	—	8	500	8	500	68	416	984
Mackay	97	12,376	22	1,555	119	13,931	822	15,271	30,024
Northern	143	15,311	59	4,622	202	19,933	1,347	18,642	39,922
Far North	129	14,541	50	4,816	179	19,356	2,173	12,022	33,551
North West	4	334	—	—	4	334	16	—	350
Queensland	**2,304**	**249,605**	**745**	**54,479**	**3,049**	**304,084**	**27,487**	**293,567**	**625,139**
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	246	29,985	220	14,661	466	44,646	1,879	15,394	61,919
Sunshine Coast	267	29,313	148	13,292	415	42,604	2,244	5,522	50,370
Bundaberg	30	3,185	8	360	38	3,545	236	57	3,838
Gladstone	36	3,982	2	110	38	4,092	128	788	5,008
Rockhampton	21	2,044	—	—	21	2,044	379	218	2,641
Mackay	78	10,520	22	1,555	100	12,075	509	13,388	25,972
Townsville	109	11,913	53	4,242	162	16,155	921	17,154	34,230
Cairns	86	10,370	40	3,980	126	14,350	641	9,398	24,389

(a) Excluding *Conversions, etc.* (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), AUGUST 1997

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
	Houses		Other residential buildings		Total				
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	48	5,195	6	285	54	5,480	354	1,299	7,133
Boonah (S)	1	116	—	—	1	116	75	—	191
Brisbane (C)	469	53,050	182	11,244	651	64,294	11,989	187,800	264,082
Caboolture (S)	123	10,732	2	91	125	10,824	378	4,422	15,623
Caloundra (C)	63	6,890	18	2,330	81	9,220	701	1,450	11,372
Esk (S)	11	1,192	—	—	11	1,192	12	164	1,368
Gatton (S)	7	683	2	119	9	802	61	—	863
Gold Coast (C)	257	30,821	220	14,661	477	45,483	1,911	16,144	63,538
Ipswich (C)	45	4,021	—	—	45	4,021	301	4,974	9,296
Kilcoy (S)	1	83	—	—	1	83	—	—	83
Laidley (S)	25	2,426	8	360	33	2,786	195	—	2,981
Logan (C)	45	4,265	7	420	52	4,685	434	5,043	10,161
Maroochy (S)	213	23,661	84	5,471	297	29,133	2,315	4,712	36,160
Noosa (S)	74	9,345	46	5,490	120	14,835	444	430	15,709
Pine Rivers (S)	98	10,555	—	—	98	10,555	238	700	11,494
Redcliffe (C)	13	1,368	5	250	18	1,618	191	—	1,808
Redland (S)	116	11,474	2	400	118	11,874	415	3,230	15,519
Brisbane and Moreton (SDs)	**1,609**	**175,877**	**582**	**41,122**	**2,191**	**216,999**	**20,013**	**230,368**	**467,380**
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	20	2,053	8	360	28	2,413	171	57	2,641
Burnett (S)	19	1,841	—	—	19	1,841	185	—	2,025
Cooloola (S)	11	770	—	—	11	770	35	260	1,065
Gayndah (S)	1	280	—	—	1	280	22	—	302
Hervey Bay (C)	51	4,505	—	—	51	4,505	24	1,860	6,389
Isis (S)	4	299	—	—	4	299	19	—	318
Kingaroy (S)	4	340	—	—	4	340	57	100	497
Kolan (S)	5	248	—	—	5	248	31	—	279
Maryborough (C)	5	378	—	—	5	378	25	580	983
Miriam Vale (S)	6	451	2	170	8	621	48	—	669
Mundubbera (S)	3	308	—	—	3	308	—	180	488
Nanango (S)	2	65	—	—	2	65	11	135	211
Tiaro (S)	5	426	—	—	5	426	24	..	450
Other areas	5	442	—	..	5	442	40	1,250	1,732
Wide Bay-Burnett (SD)	**141**	**12,405**	**10**	**530**	**151**	**12,935**	**692**	**4,422**	**18,050**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), AUGUST 1997—*continued*

Local government area	*Dwelling units in new residential buildings (b)*						*Alterations and additions to residential buildings*	*Non-residential building*	*Total*
	Houses		*Other residential buildings*		*Total*				
	Number	*Value ($'000)*	*Number*	*Value ($'000)*	*Number*	*Value ($'000)*	*($'000)*	*($'000)*	*($'000)*
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	40	—	40
Chinchilla (S)	1	250	—	—	1	250	49	—	299
Clifton (S)	2	114	—	—	2	114	63	100	277
Crow's Nest (S)	8	712	—	—	8	712	96	—	809
Dalby (T)	—	—	—	—	—	—	165	158	323
Goondiwindi (T)	4	399	2	250	6	649	—	—	649
Jondaryan (S)	8	1,130	—	—	8	1,130	93	285	1,508
Millmerran (S)	—	—	—	—	—	—	30	—	30
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	3	364	—	—	3	364	60	—	424
Stanthorpe (S)	3	308	—	—	3	308	65	232	605
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	32	3,211	6	702	38	3,913	534	5,798	10,246
Wambo (S)	—	—	—	—	—	—	70	131	201
Warwick (S)	8	906	2	129	10	1,035	175	—	1,210
Other areas	3	383	—	—	3	383	50	—	433
Darling Downs (SD)	**72**	**7,776**	**10**	**1,081**	**82**	**8,857**	**1,490**	**6,704**	**17,051**
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	195	—	—	2	195	—	2,200	2,395
Roma (T)	4	324	—	—	4	324	10	350	684
Other areas	1	106	—	—	1	106	56	—	162
South West (SD)	**7**	**625**	**—**	**—**	**7**	**625**	**66**	**2,550**	**3,241**
FITZROY STATISTICAL DIVISION									
Banana (S)	3	373	—	—	3	373	40	1,070	1,483
Calliope (S)	9	1,131	—	—	9	1,131	60	—	1,190
Duaringa (S)	2	154	—	—	2	154	—	—	154
Emerald (S)	13	1,382	2	144	15	1,526	30	649	2,205
Fitzroy (S)	4	266	—	—	4	266	76	—	343
Gladstone (C)	28	2,972	2	110	30	3,082	69	788	3,938
Livingstone (S)	25	2,233	—	—	25	2,233	176	60	2,469
Peak Downs (S)	—	—	—	—	—	—	25	388	413
Rockhampton (C)	18	1,846	—	—	18	1,846	324	218	2,388
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	**102**	**10,358**	**4**	**254**	**106**	**10,612**	**799**	**3,173**	**14,584**
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	8	500	8	500	68	416	984
Central West (SD)	**—**	**—**	**8**	**500**	**8**	**500**	**68**	**416**	**984**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), AUGUST 1997—*continued*

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
	Houses		Other residential buildings		Total				
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	12	220	232
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	81	11,004	22	1,555	103	12,559	626	13,601	26,786
Sarina (S)	4	358	—	—	4	358	15	—	373
Whitsunday (S)	8	777	—	—	8	777	152	1,450	2,379
Other areas	4	237	—	—	4	237	17	—	254
Mackay (SD)	**97**	**12,376**	**22**	**1,555**	**119**	**13,931**	**822**	**15,271**	**30,024**
NORTHERN STATISTICAL DIVISION									
Bowen (S)	4	239	2	60	6	299	30	—	329
Burdekin (S)	12	1,467	—	—	12	1,467	104	340	1,911
Charters Towers (C)	2	170	—	—	2	170	36	1,091	1,297
Dalrymple (S)	2	170	—	—	2	170	22	—	193
Hinchinbrook (S)	2	206	4	320	6	526	97	56	679
Thuringowa (C)	92	9,573	4	242	96	9,815	378	1,170	11,363
Townsville (C)	29	3,486	49	4,000	78	7,486	680	15,984	24,150
Northern (SD)	**143**	**15,311**	**59**	**4,622**	**202**	**19,933**	**1,347**	**18,642**	**39,922**
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	6	690	—	—	6	690	32	185	908
Cairns (C)	86	10,370	40	3,980	126	14,350	656	9,398	24,404
Cardwell (S)	3	346	—	—	3	346	87	80	513
Cook (S) (including Weipa)	1	35	—	—	1	35	—	598	633
Douglas (S)	6	430	10	836	16	1,265	993	—	2,258
Eacham (S)	4	484	—	—	4	484	—	—	484
Johnstone (S)	7	750	—	—	7	750	155	—	905
Mareeba (S)	11	1,122	—	—	11	1,122	230	501	1,853
Torres (S)	1	90	—	—	1	90	—	1,260	1,350
Other areas	4	224	—	—	4	224	19	—	243
Far North (SD)	**129**	**14,541**	**50**	**4,816**	**179**	**19,356**	**2,173**	**12,022**	**33,551**
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	3	254	—	—	3	254	—	—	254
Mount Isa (C)	—	—	—	—	—	—	—	—	—
Other areas	1	80	—	—	1	80	16	—	96
North West (SD)	**4**	**334**	**—**	**—**	**4**	**334**	**16**	**—**	**350**
QUEENSLAND									
Queensland	**2,304**	**249,605**	**745**	**54,479**	**3,049**	**304,084**	**27,487**	**293,567**	**625,139**

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding *Conversions, etc.* (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (*e.g.* blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

(a) permits issued by local authorities in areas subject to building control by those authorities;

(b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;

(c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (*e.g.* construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at $10,000 or more (previously $5,000 or more)

(b) approved alterations and additions to residential buildings valued at $10,000 or more

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (*e.g.* includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) *as reported on approval documents*. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, *see A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at Constant Prices

24. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts : Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some local government areas cross the contiguous boundary of these two statistical divisions.

29. Local government areas (LGAs), as defined under the Local Government Act 1936, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).

30. Statistical divisions, which are groupings of whole or part LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

(a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S)–Pt B to Maroochy (S)–Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.

(b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella–Forest Lake.

(c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook–Cornubia, Greenbank – Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.

(d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

(e) The LGA of Caboolture (S) previously consisted of two SLAs – Caboolture (S) – Pt A, and Caboolture (S) – Pt B. The SLA of Caboolture (S) – Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) – Pt A are: Bribie Island, Burpengary–Narangba, Caboolture (S) – Central, Caboolture (S) – East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD . The area and name of Caboolture (S) – Pt B will remain unchanged.

(f) The LGA of Cairns (C) previously consisted of two SLAs – Cairns (C) – Pt A, and Cairns (C) – Pt B. The SLA of Cairns (C) – Pt A has been split into seven SLAs. The new SLAs for Cairns (C) – Pt A are: Cairns (C) – Barron, Cairns (C) – Central Suburbs, Cairns (C) – City, Cairns (C) – Mt Whitfield, Cairns (C) – Northern Suburbs, Cairns (C) – Trinity and Cairns (C) – Western Suburbs. The area and name of Cairns (C) – Pt B is unchanged.

(g) The LGA of Caloundra (C) previously consisted of two SLAs – Caloundra (C) – Pt A, and Caloundra (C) – Pt B. The SLA of Caloundra (C) – Pt A has been split into three SLAs and the existing Caloundra (C) – Pt B into two SLAs. The new SLAs for Caloundra (C) – Pt A are: Caloundra (C) – Caloundra N, Caloundra (C) – Caloundra S and Caloundra (C) – Kawana. The new SLAs for Caloundra (C) – Pt B are: Caloundra (C) – Hinterland and Caloundra (C) – Rail Corridor.

(h) The LGA of Ipswich (C) previously consisted of seven SLAs – Bellbird Park, Camira, Ipswich (C) – Central, Karalee, Ipswich (C) Bal in BSD – Nth and Ipswich (C) Bal in BSD – Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) – Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) – Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) – Central, Ipswich (C) – East and Ipswich (C) – North. The new SLAs for Ipswich (C) – Pt B are: Ipswich (C) – South–West and Ipswich (C) – West.

(i) The LGA of Maroochy (S) previously consisted of two SLAs – Maroochy (S) – Pt A, and Maroochy (S) – Pt B. The SLA of Maroochy (S) – Pt A has been split into six SLAs. The new SLAs for Maroochy (S) – Pt A are: Maroochy (S) – Buderim, Maroochy (S) – Coastal North (includes 16.24 sq km transferred from Maroochy (S) – Pt B), Maroochy (S) – Maroochydore, Maroochy (S) – Mooloolaba, Maroochy (S) – Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S) – Pt B has been renamed Maroochy (S) Bal.

(j) The LGA of Noosa (S) previously consisted of two SLAs – Noosa (S) – Pt A, and Noosa (S) – Pt B. The SLA of Noosa (S) – Pt A has been split into three SLAs. The new SLAs for Noosa (S) – Pt A are: Noosa (S) – Noosa–Noosaville, Noosa (S) – Sunshine–Peregian and Noosa (S) – Tewantin. Noosa (S) – Pt B has been renamed Noosa (S) Bal.

(k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate–Woody Point, Redcliffe–Scarborough and Rothwell–Kippa–Ring.

(l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) – Central, Toowoomba (C) – North–East, Toowoomba (C) – North–West, Toowoomba (C) – South–East and Toowoomba (C) – West.

(m) The SLA of Gold Coast (C) – Pt B Bal has been split to form two new SLAs, Coomera–Cedar Creek and Guanaba–Currumbin Valley.

(n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) – Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) – Gympie only.

(o) The boundaries of the SLAs of Mackay (C) – Pt A and Mackay (C) – Pt B were amended by the transfer of part of Mackay (C) – Pt B and Mackay (C) – Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished Data and Related Publications

33. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

34. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Queensland (8752.3) – issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) – issued monthly
Price Index of Materials Used in House Building (6408.0) – issued monthly

35. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

—	nil or rounded to zero (including null cells)
r	figure or series revised since previous issue
n.a.	not available
n.y.a.	not yet available

36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Brian Doyle
Regional Director
Queensland

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